



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017237-2019

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Cynthia Carpenter and Jesse Winch - C/O Mark Stevens, AIA

PETITIONER'S ADDRESS : 19 Beryl Street Boston, MA 02131

LOCATION OF PROPERTY : 70 Park Ave Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Window & Door changes, Dormers, Addition

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner seeks special permits to make alterations & enlargements to a non-conforming structure. These include window & door relocations in the east end of the house occupying the rear yard and the addition of shed dormers at the third floor.

The petitioner also seeks variances to add an entry canopy over the proposed relocated rear entry door. This modest addition requires relief from F.A.R. limits and from rear yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.3 (Non-Conforming Structure).
- Article 8.000 Section 8.22.2.C (Non-Conforming Structure).
- Article 10.000 Section 10.30 (Variance).
- Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : *Mark H. Stevens* *Jesse F. Winch*
MARK H. STEVENS (Petitioner(s) / Owner) JESSE F. WINCH
Cynthia Carpenter
 (Print Name)

Address : 70 PARK AVE.

CAMBRIDGE, MA 02138

Tel. No. : (617) 921-9458

E-Mail Address : MSTEVENS@MSALINK.COM

Date : 12-19-19

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We JESSE F. WINCH & CYNTHIA CARPENTER
(OWNER)

Address: 70 PARK AVE, CAMBRIDGE, MA 02138

State that I/We own the property located at 70 PARK AVE, CAMBRIDGE, MA, 02138, which is the subject of this zoning application.

The record title of this property is in the name of _____
JESSE F. WINCH & CYNTHIA CARPENTER

*Pursuant to a deed of duly recorded in the date 11/09/2018, Middlesex South County Registry of Deeds at Book 1537, Page 17; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Jesse F. Winch
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

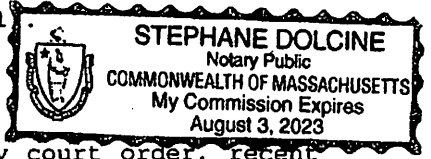
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Jesse Winch and Cynthia Carpenter personally appeared before me, this 20th of Nov, 2019, and made oath that the above statement is true.

Aline S Notary

My commission expires August 3, 2023 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

THE STATE OF TEXAS

COUNTY OF [illegible]

[illegible text]

[illegible text]

STATE OF TEXAS
COUNTY OF [illegible]
[illegible text]



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A primary building entry/exit without a protective roof covering creates an ongoing hardship and potential safety hazard during inclement weather for all occupants and visitors but particularly for disabled family members. This rear door will be the only code-compliant common entry and exit for the building. The front door currently has an exterior canopy protecting it but inadequate landing space in front of the door at the top of the brick steps leading to it.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lot is both undersized and triangular in shape. Due to the unusual shape of the lot and the configuration of rooms within the house, the only reasonable and practical location for a new code-compliant stair and grade level exit door is at the proposed location. Consequently, because this location falls within the non-conforming portion of the house with regard to setbacks, it is also not feasible for an exterior roof canopy to meet the full rear or side yard setback requirement.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The closest abutter to the proposed canopy is a public way (the new DCR bike path), not a residential neighbor. To the extent that yard setbacks are partly intended to ensure minimum fire separation distances between neighboring buildings, the bike path lends considerable extra distance to the nearest structure to the east or south of the proposed canopy.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The modest "floor area" the proposed canopy requires is entirely exterior space, not enclosed habitable space. While it increases the F.A.R. by just .002 per cent, its impact on the neighborhood is negligible. Also, along with this canopy and new door location is the opportunity to remove approximately 18 square feet of brick steps currently serving the existing south side entrance. This yard area will be replaced with permeable materials.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 70 Park Ave Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

While the proposed dormers increase headroom at the third floor, they do not increase the existing floor area ration (F.A.R.). Also, while previous additions increased the volume of the house to 21% over its original volume, the proposed dormers only bring this overage up to 22% and therefore the volume of the house will still be below the 25% maximum limit stated in Article 8.22.2 paragraph c. The dormers conform to all dimensional setback and height limits of Article 5.0, and they have no impact on existing off-street parking. Finally, the design of the dormers is in full compliance with published ZBA guidelines for dormers.

The proposed changes to window and door openings within the non-conforming portion of the structure are necessary in order to accommodate a redesigned interior exit stair which will better serve both apartments and also the basement. The existing interior stair is extremely narrow and unsafe and has its narrow exit door onto the rear enclosed porch rather than directly to the exterior. Also, there is currently no code-compliant exit from the basement level which is used for residents' storage and mechanical equipment. Despite the fact that the new window and door openings are still within a non-conforming portion of the structure, they are nonetheless farther afield the property line than those that are being removed, and they significantly enhance life safety via improved building egress.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Neither the roof dormers, nor the window and door relocations pose substantial change to the neighborhood character, traffic generation. Building egress is improved for residents without negatively impacting neighborhood.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Neither the roof dormers nor the window and door relocations would affect the continued operation or development of adjacent uses in any way, there being no change in proposed use.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Neither the roof dormers nor the window and door relocations would create a nuisance or hazard for anyone, there being no change in proposed use.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The roof dormers and the window and door relocations have been designed to integrate with other previously permitted work on the building and if approved will enhance the overall integrity of the structure.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Mark Stevens Architecture **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 70 Park Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4099	4117	2322	(max.)
<u>LOT AREA:</u>	4644	4644	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.882	.886	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2322	2322	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	140.4	No change	50	(min.)
DEPTH	66.0	No change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0.0	45.0	15.0	(min.)
REAR	0.0	20.0	25.0	(min.)
LEFT SIDE	0.0	N/A	7.5	(min.)
RIGHT SIDE	0.0	.30	7.5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	37.2	10.5	N/A	(max.)
LENGTH	62.0	6.0	N/A	
WIDTH	36.0	3.0	N/A	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	.24	No change	.40	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	No change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	3	No change	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	N/A	N/A	N/A	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Dormers and inset balcony to be wood frame construction.

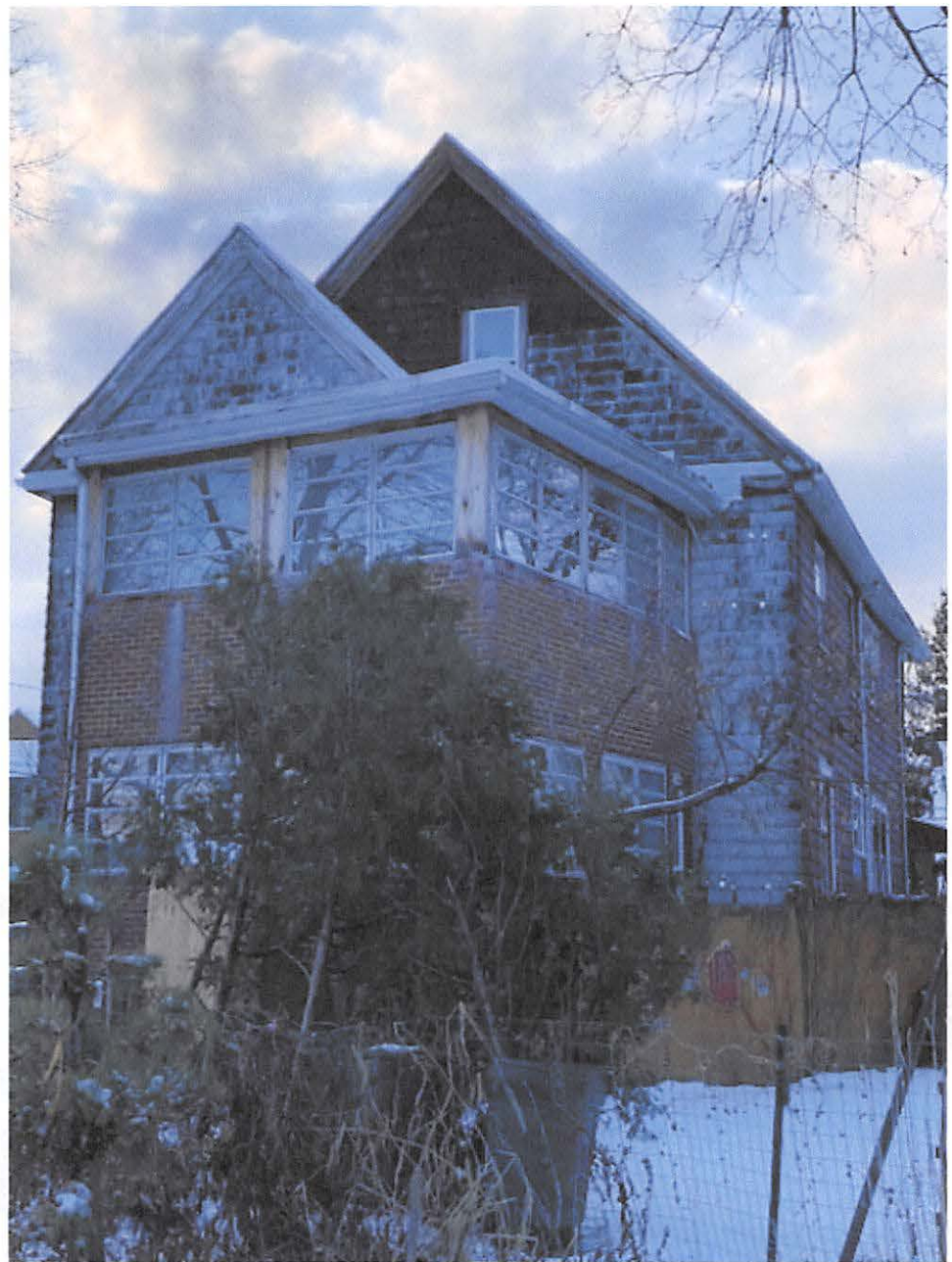
* Proposed entry roof canopy to be pediment design 3 feet deep x 6 feet long with minimum offset to right side property line of .3 feet to be clad

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

70 PARK AVE - WEST (EXISTING)



70 PARK AVE - EAST (EXISTING)



70 PARK AVE - NORTH (EXISTING)



70 PARK AVE - SOUTH (EXISTING)



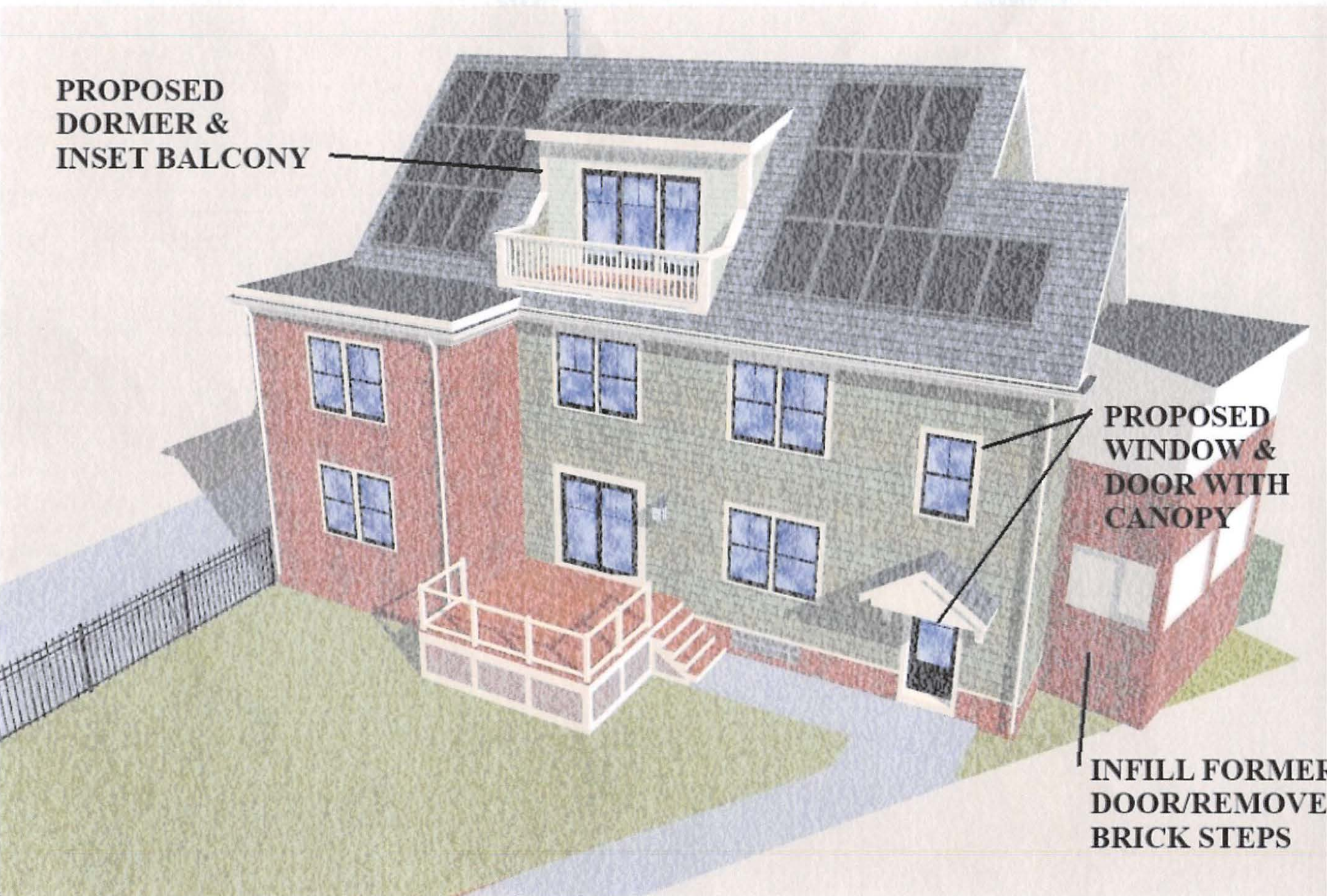


70 PARK AVE - AERIAL (PROPOSED)

**PROPOSED
DORMER &
INSET BALCONY**

**PROPOSED
WINDOW &
DOOR WITH
CANOPY**

**INFILL FORMER
DOOR/REMOVE
BRICK STEPS**



70 PARK AVE - SOUTH (PROPOSED)



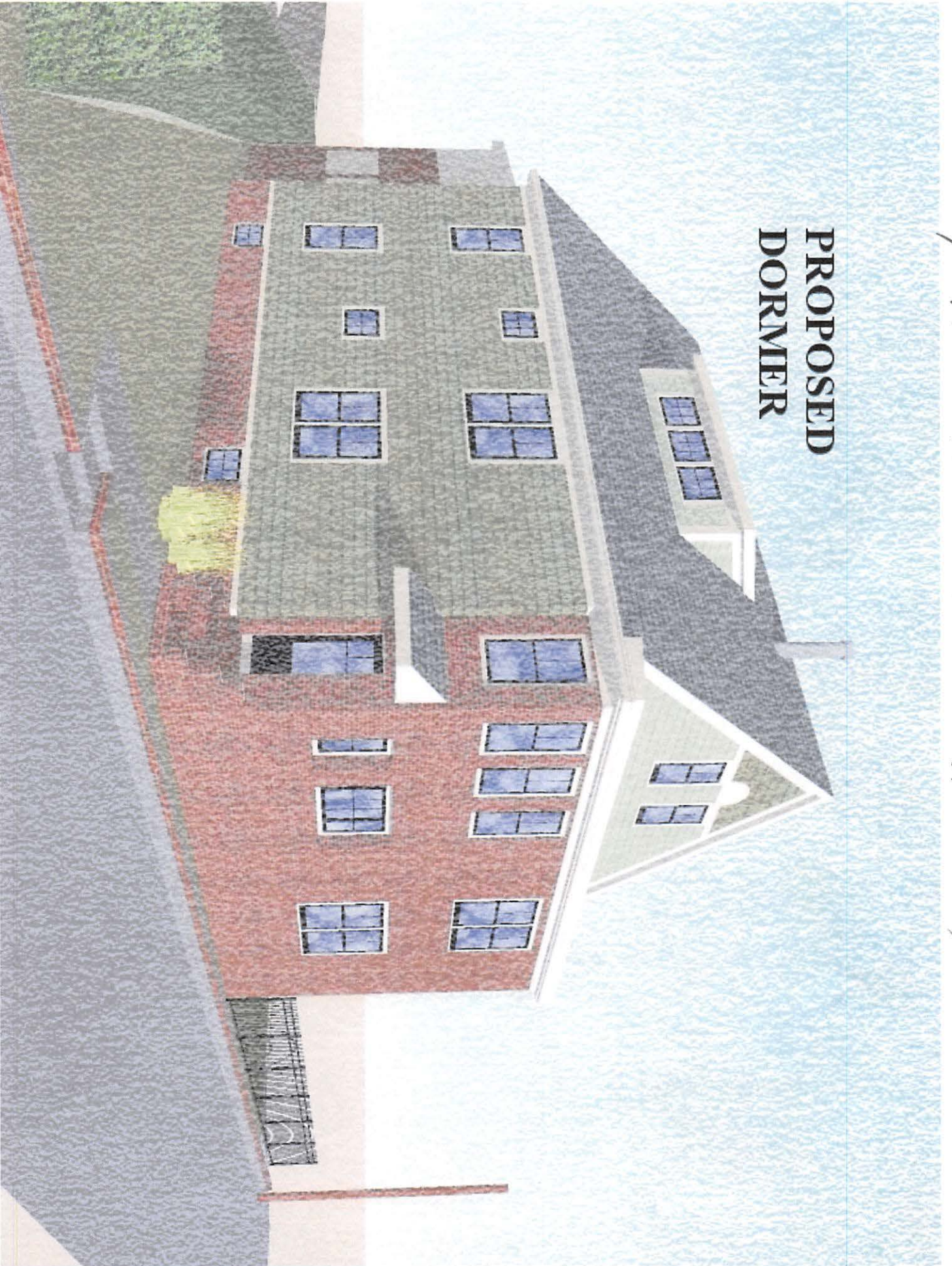
PROPOSED WINDOW & DOOR WITH CANOPY

PROPOSED DORMER & INSET BALCONY

4/11/11

70 PARK AVE - NORTH (PROPOSED)

**PROPOSED
DORMER**

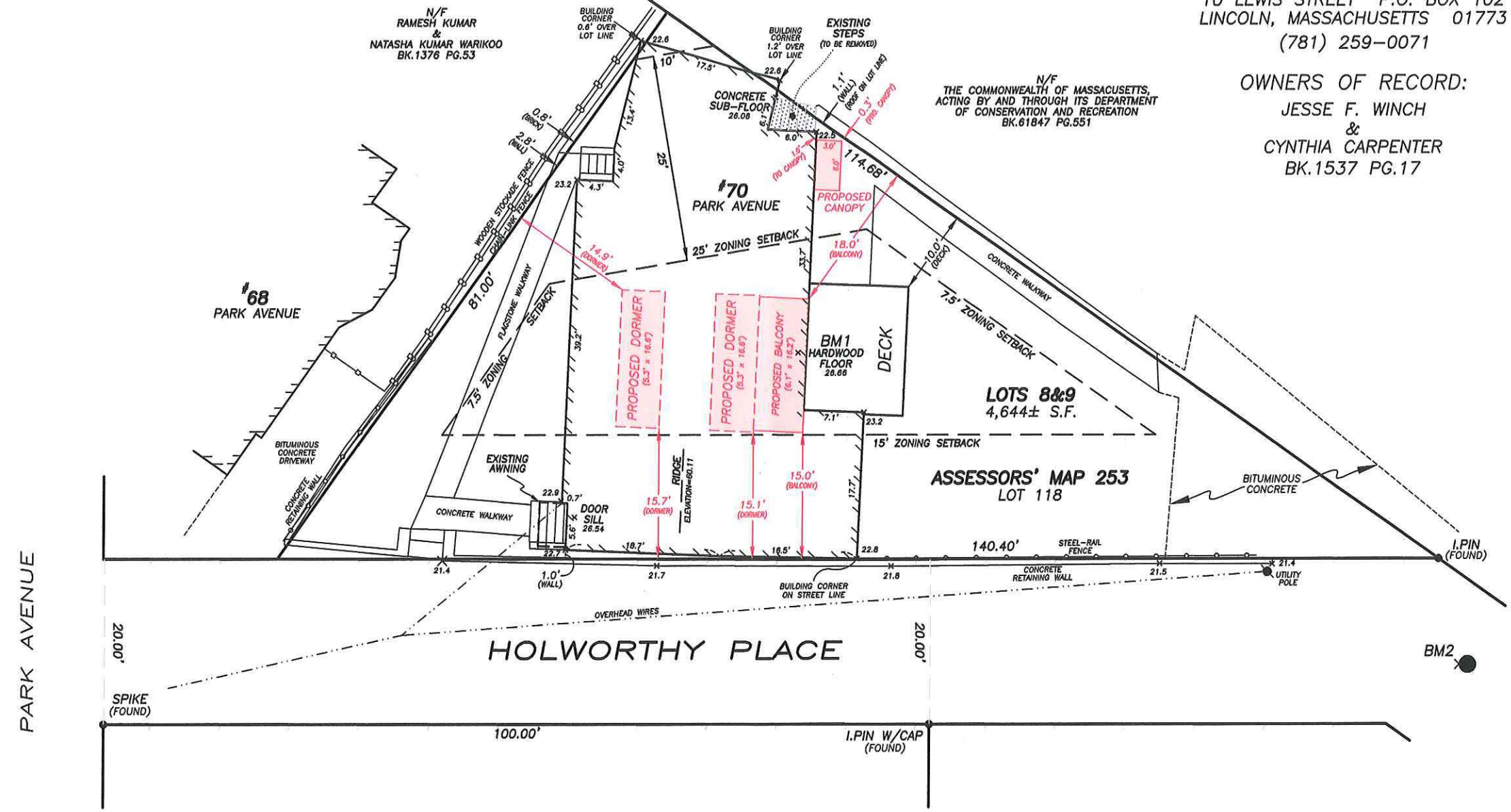


MASSACHUSETTS STATE PLANE

SCALE 1" = 10' (PDF NOT TO SCALE)

SITE PLAN
 70 PARK AVENUE
 CAMBRIDGE, MASSACHUSETTS
 1 INCH = 10 FEET SEPTEMBER 17, 2019
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

OWNERS OF RECORD:
 JESSE F. WINCH
 &
 CYNTHIA CARPENTER
 BK.1537 PG.17



I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF APRIL 25, 2019, WITH THE USE OF A TOPCON TOTAL STATION.

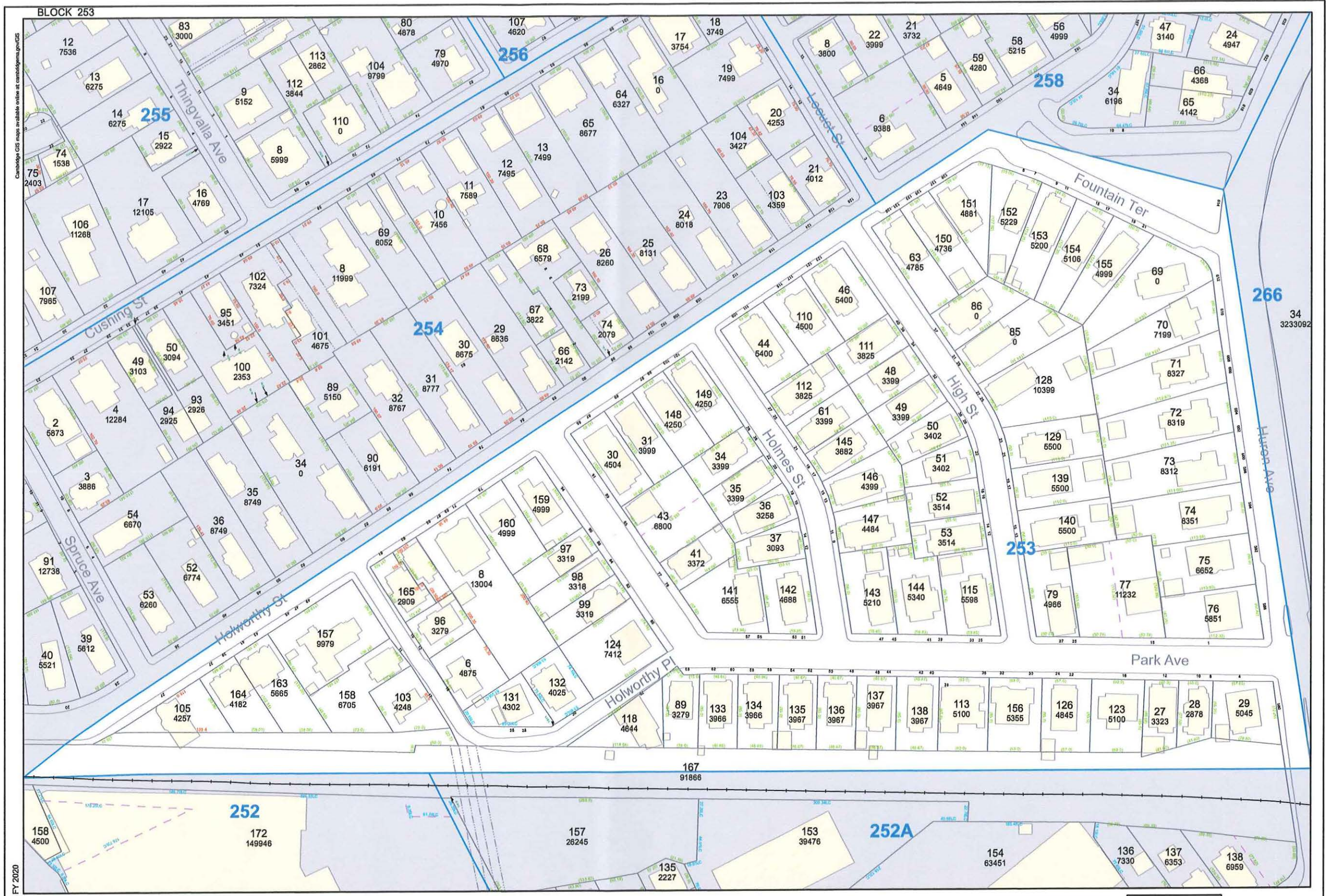
John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



SEPTEMBER 17, 2019
 DATE:

BENCHMARKS: (N.A.V.D. 88)
 - ELEVATIONS SHOWN HEREON ESTABLISHED USING A TOPCON TOTAL STATION & A STONEX GPS
 BM1 - HARDWOOD FIRST FLOOR
 ELEVATION = 26.66
 BM2 - SEWER MANHOLE RIM
 ELEVATION = 21.21
 PLAN REFERENCES:
 - PLAN BOOK 113 PLAN NUMBER 14
 - LAND COURT PLAN 55C
 - PLAN 346 OF 2013

NOTES:
 - THE ZONING SETBACKS LINES SHOWN HEREON WERE PROVIDED BY OTHERS & NO COMPLIANCE WITH ZONING REGULATIONS IS EITHER EXPRESSED OR IMPLIED
 - TOTAL SQUARE FOOTAGE OF PRINCIPAL BUILDING, WALKWAYS, ENTRY STOOPS, RETAINING WALLS AND BITUMINOUS CONCRETE CONTAINED ON THE SITE = 2,824
 - LOT AREA = 4,644± S.F.
 - PERCENTAGE OF LOT AREA COVERED = 60.8%
 - RIDGE ELEVATION = 60.11
 - MEAN GRADE OF THE GROUND ADJOINING THE BUILDING = 22.9
 - BUILDING HEIGHT = 37.2'
 - NO PROPOSED CHANGE TO EXISTING RIDGE ELEVATION OR BUILDING HEIGHT



FY 2020

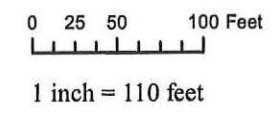


**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number 100 Parcel size in Sq. Ft.
 253 Block Number 44.0LC Land Court Dimension
 10 Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2010 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
253



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NOTES:

1. REFER TO DIMENSIONS GIVEN. DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS AT LAYOUT PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO ARCHITECT.

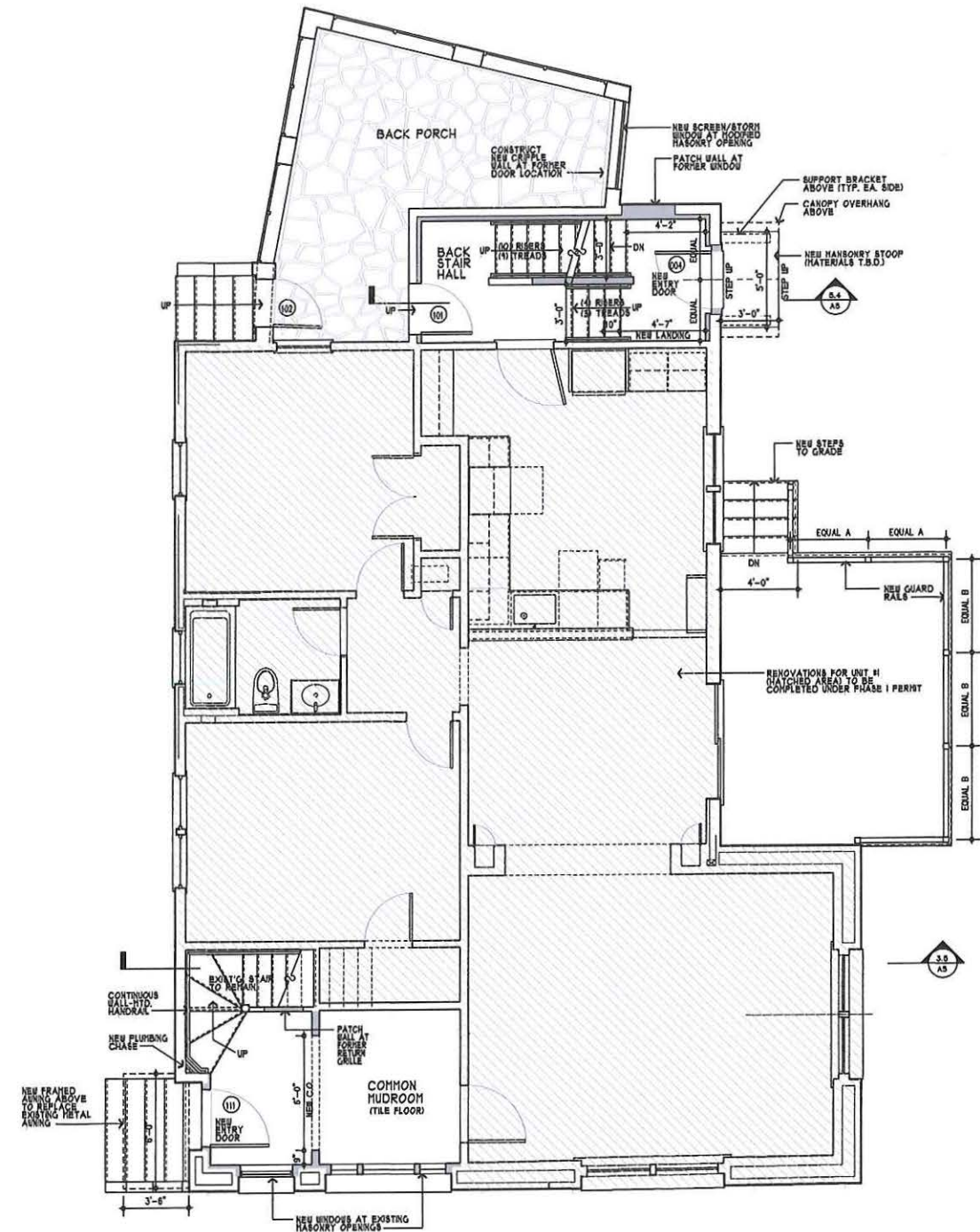
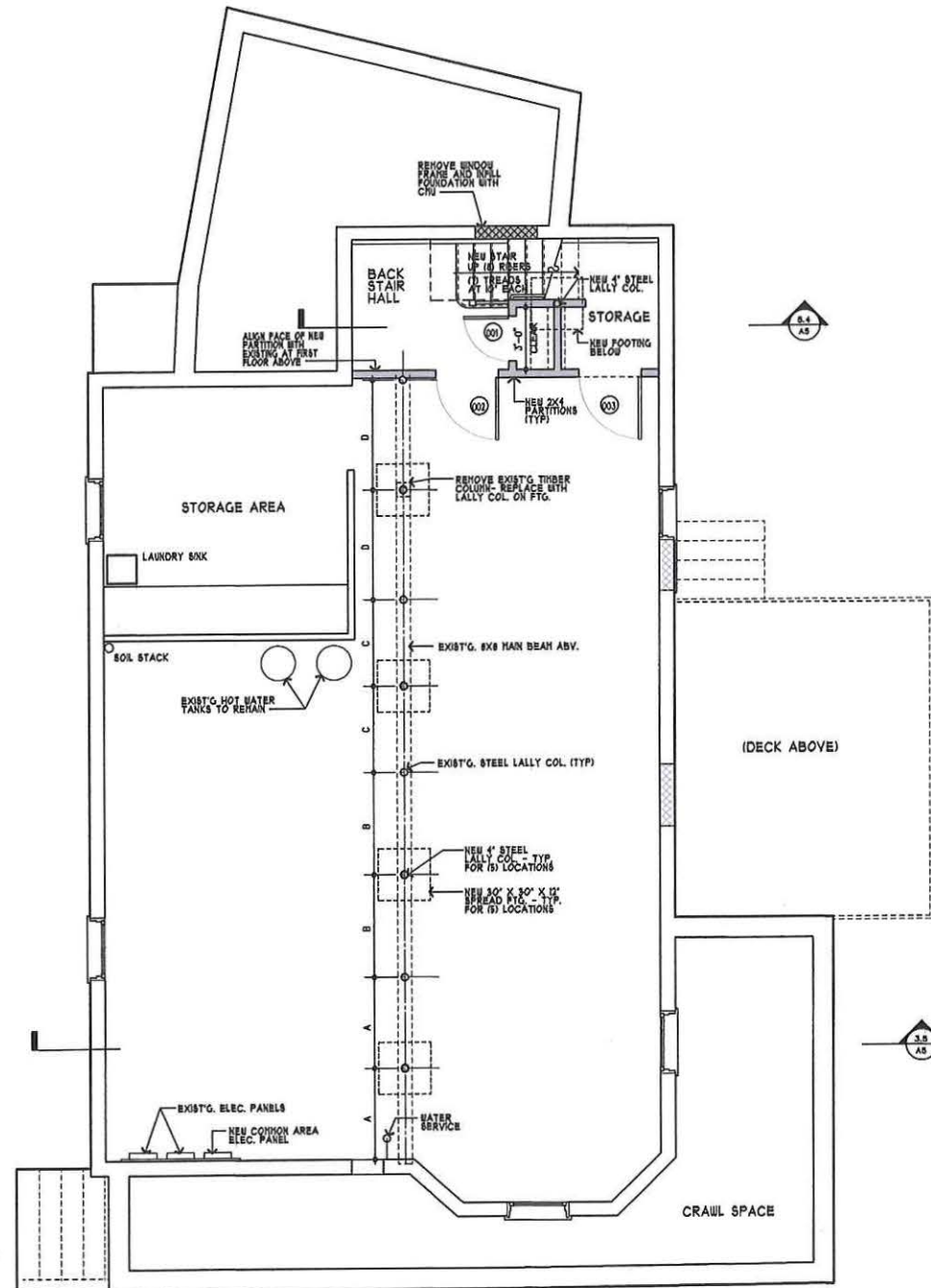
REVISIONS:

Renovations & Addition to
 Carpenter/Winch
 Residences
 70 Park Avenue
 Cambridge, MA



SPECIAL PERMIT/VARIANCE REQUEST

DRAWING: PROPOSED FLOOR PLANS	
DRAWN BY: MHS	SHEET:
FILE: CUS-CD2-SE15	A1
JOB NO: 2018.03	
DATE: 12.18.19	



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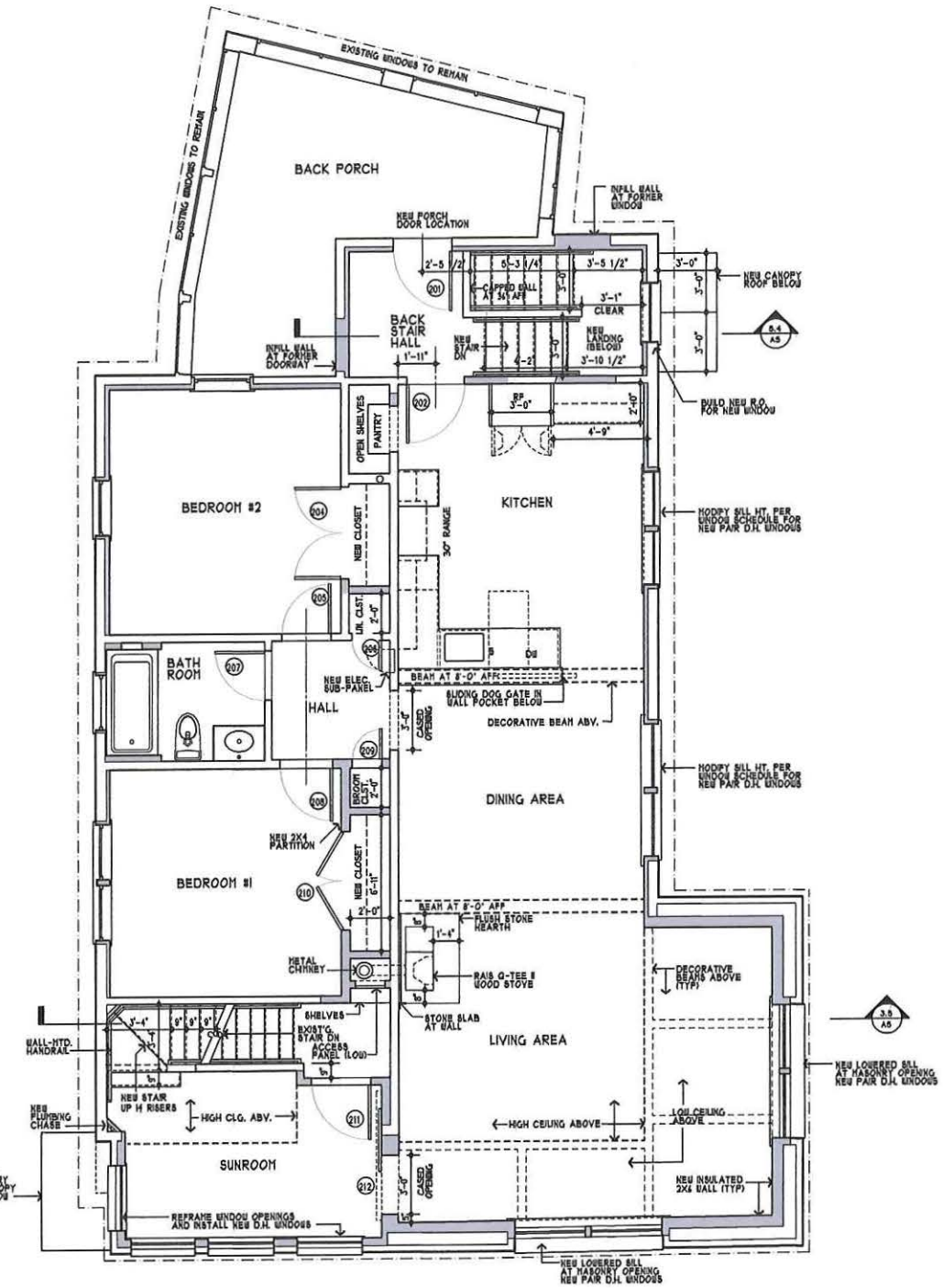


SPECIAL PERMIT/VARIANCE REQUEST

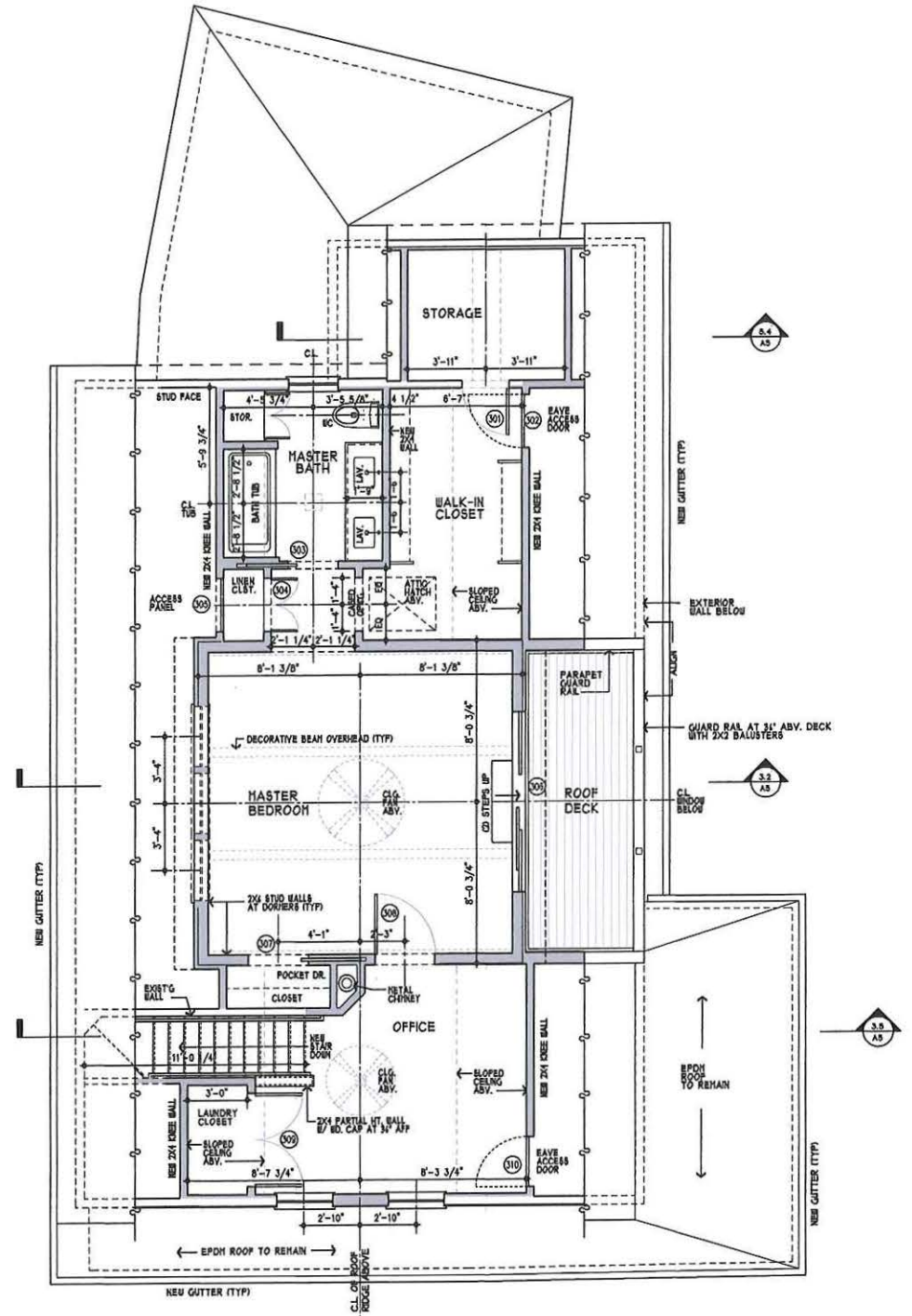
DRAWING: **PROPOSED FLOOR PLANS (CONT'D.)**

DRAWN BY: MHS SHEET:
 FILE: CW8-CD2-SETS
 JOB NO: 2018.03
 DATE: 12.18.19

A2



5.5 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2.5 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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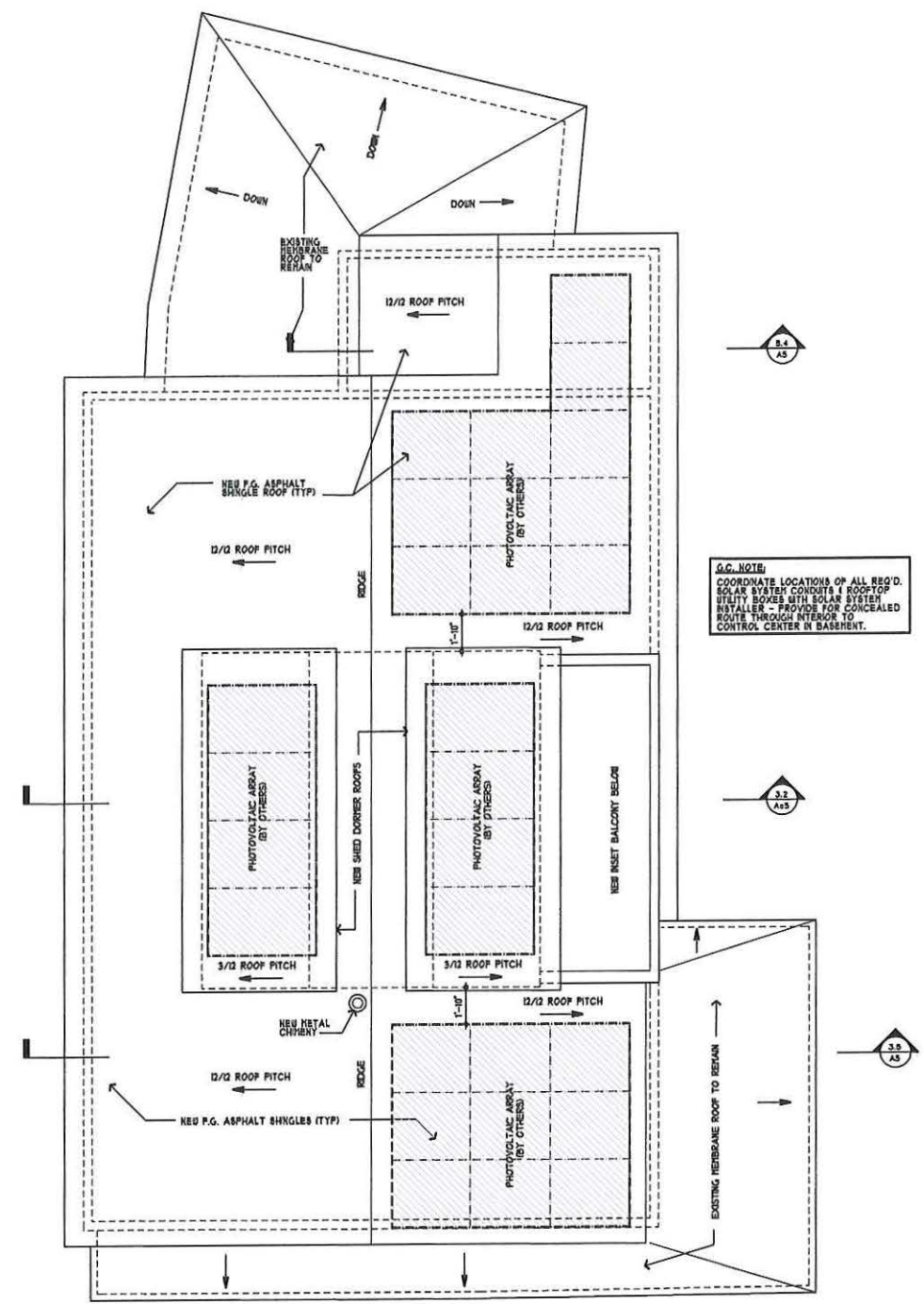
REVISIONS:

Renovations & Addition to
**Carpenter/Winch
 Residences**
 70 Park Avenue
 Cambridge, MA



SPECIAL PERMIT/VARIANCE REQUEST

DRAWING: PROPOSED FLOOR PLANS (CONT'D.)	
DRAWN BY: MHS	SHEET:
FILE: C05-C02-SET5	A3
JOB NO: 2018.03	
DATE: 12.18.19	



2.5 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

LOCATION	GROSS SQUARE FT.	
	EXISTING	PROPOSED
70 PARK AVE.		
FINISHED EXIST'G. BASEMENT	0	65**
FIRST FLOOR	1,506	1,506
SECOND FLOOR	1,506	1,506
FINISHED ATTIC >= 5' HT.	373	644
UNFINISHED ATTIC >= 5' HT.	281	10
COVERED AREAS/PORCHES	433	451***
TOTAL AREA:	4,099	4,117
F.A.R. CALCULATION *	.882	.886

* LOT AREA = 4,644 S.F.

** EXCLUDED (CEILING HT. IS UNDER 7 FT.)

*** PROPOSED REAR ENTRY CANOPY ADDS 18 S.F.

LOCATION	BUILDING VOLUME (CU. FT.)		
	ORIGINAL	EXISTING	PROPOSED
70 PARK AVE.			
TOTALS:	43,182	52,338*	52,651**
PERCENT INCREASE:	N/A	21 %	22 %

* NON-CONFORMING

** INCLUDES DORMERS/BALCONY (NET) AND REAR CANOPY



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NOTES:

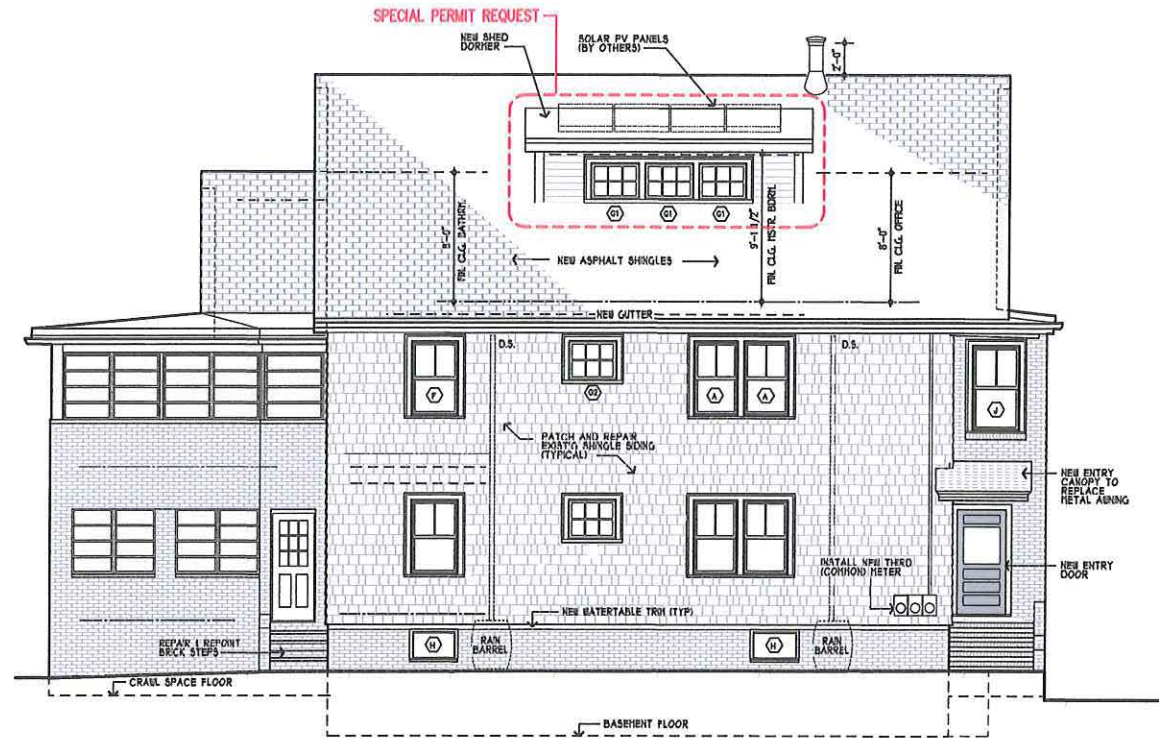
1. REFER TO DIMENSIONS GIVEN. DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS AT LAYOUT PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO ARCHITECT.

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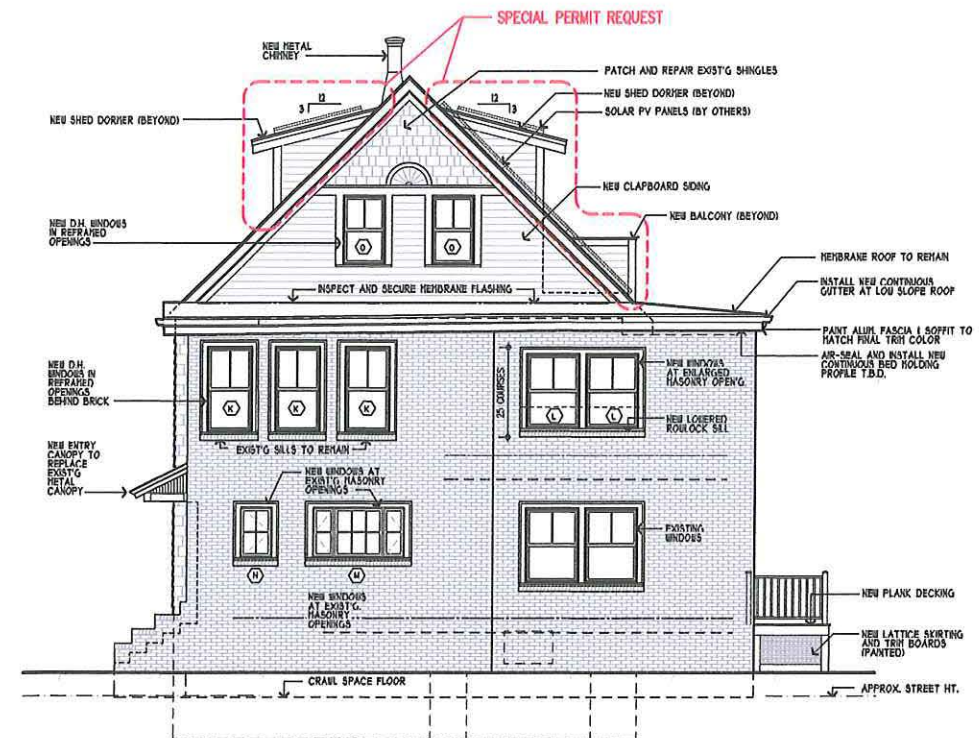
SPECIAL PERMIT/VARIANCE REQUEST

DRAWING: PROPOSED EXTERIOR ELEVATIONS	
DRAWN BY: MHS	SHEET:
FILE: C08-C02-SBTS	A4
JOB NO: 2018.03	
DATE: 12.18.19	



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION

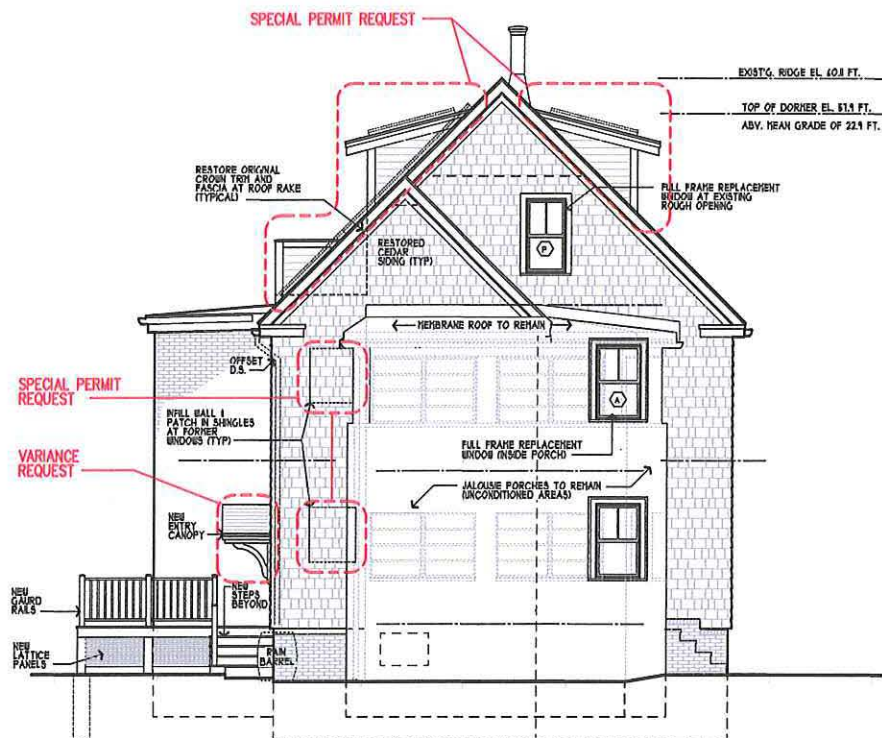
SCALE: 3/16" = 1'-0"

LOCATION	GROSS SQUARE FT.	
	EXISTING	PROPOSED
70 PARK AVE		
FINISHED EXISTING BASEMENT	0	85**
FIRST FLOOR	1508	1508
SECOND FLOOR	1508	1508
FINISHED ATTIC - 8' HT.	373	644
UNFINISHED ATTIC - 8' HT.	281	10
COVERED PORCHES	433	45**
TOTAL AREA	4,009	4,817
FAA CALCULATION*	892	898

* LOT AREA = 484 SF.
 ** EXCLUDED SKELING HT. IS UNDER 7 FT.
 *** PROPOSED REAR ENTRY CANOPY ADDS 8 SF.

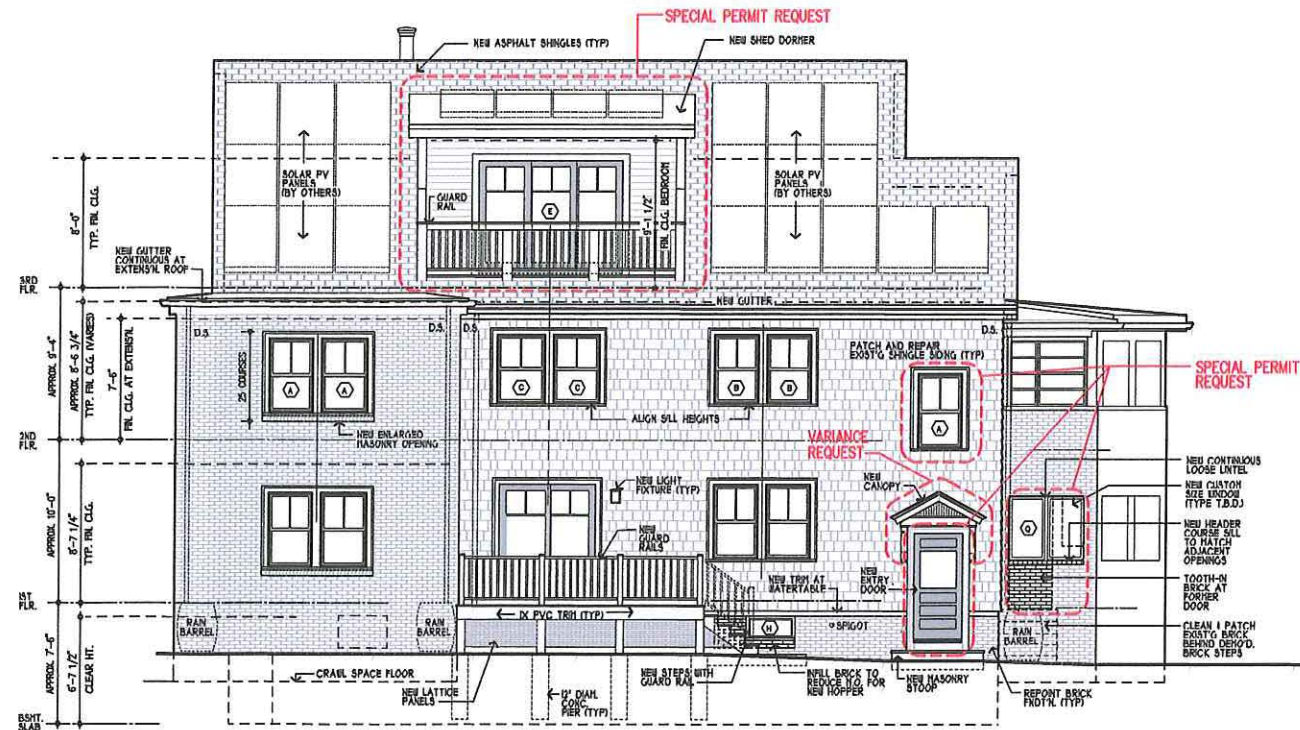
LOCATION	BUILDING VOLUME (CU FT.)		
	ORIGINAL	EXISTING	PROPOSED
70 PARK AVE			
TOTAL	43,162	52,338*	52,851**
PERCENT INCREASE	N/A	21%	22%

* NON-CONFORMING
 ** INCLUDES DORMER/BALCONY NETS AND REAR CANOPY



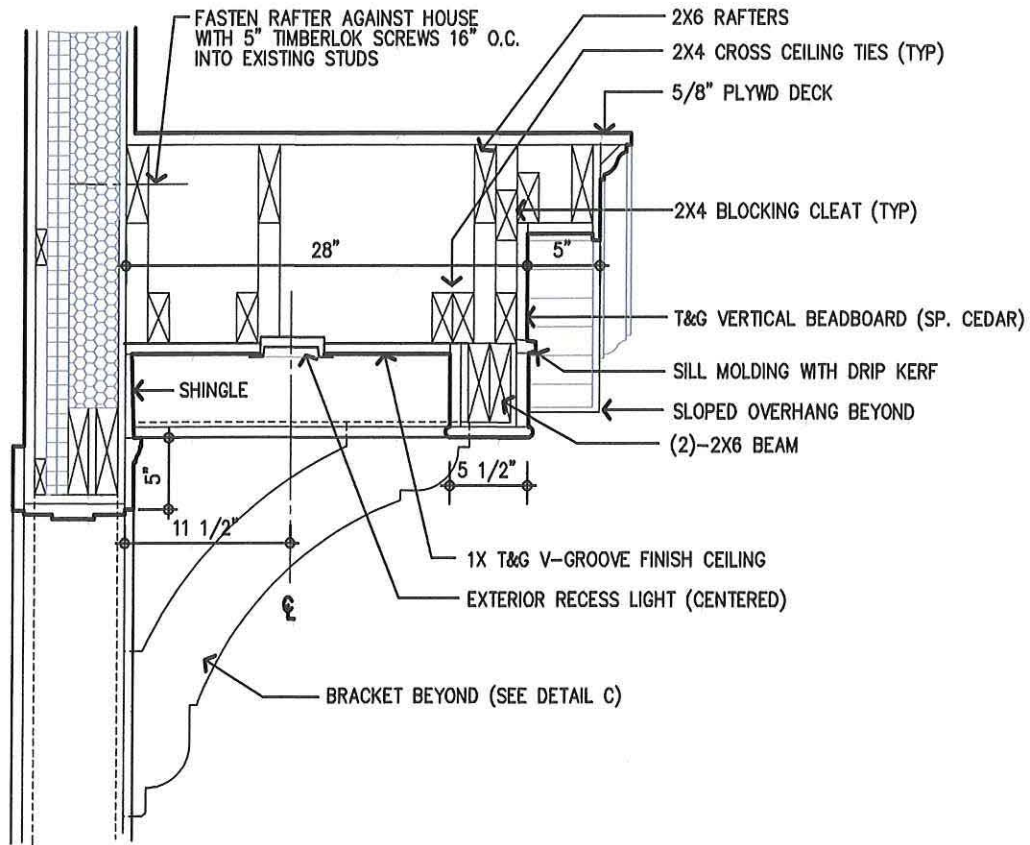
PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

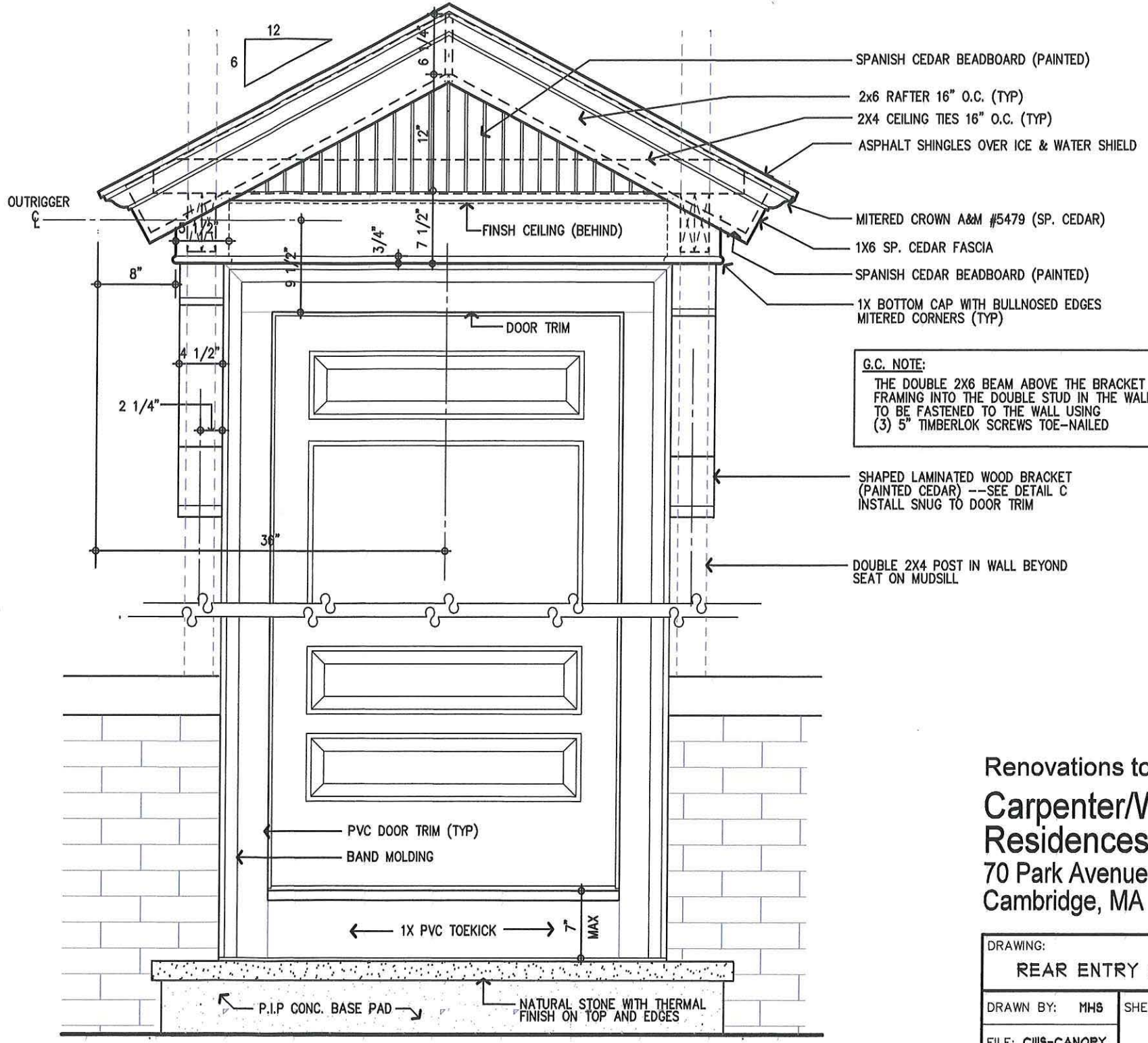


PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

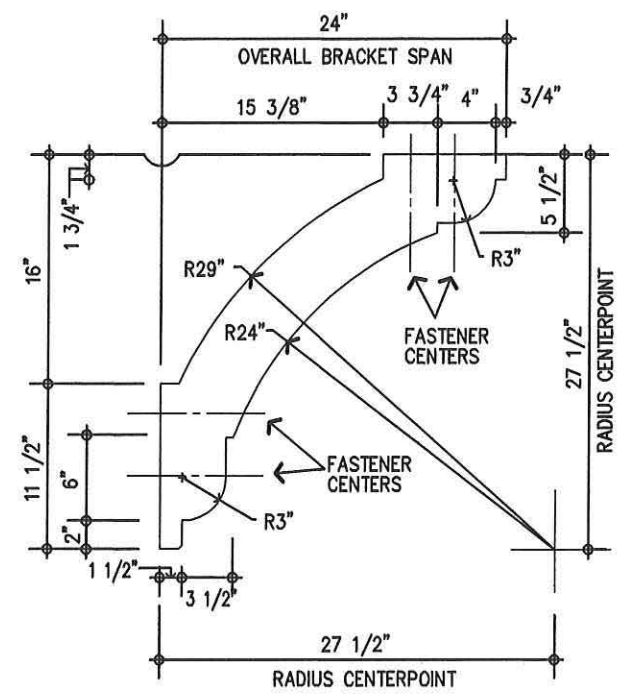


B WALL/CANOPY CROSS SECTION
 SCALE: 1" = 1'-0"



G.C. NOTE:
 THE DOUBLE 2X6 BEAM ABOVE THE BRACKET FRAMING INTO THE DOUBLE STUD IN THE WALL TO BE FASTENED TO THE WALL USING (3) 5" TIMBERLOK SCREWS TOE-NAILED

G.C. NOTE:
 FASTEN EACH BRACKET AT THE BOTTOM TO THE DOUBLE STUD IN THE WALL AND AT THE TOP TO THE DOUBLE 2X6 BEAM USING (2) 3/8" DIAM. LAG BOLTS, COUNTERSUNK AND PLUGGED



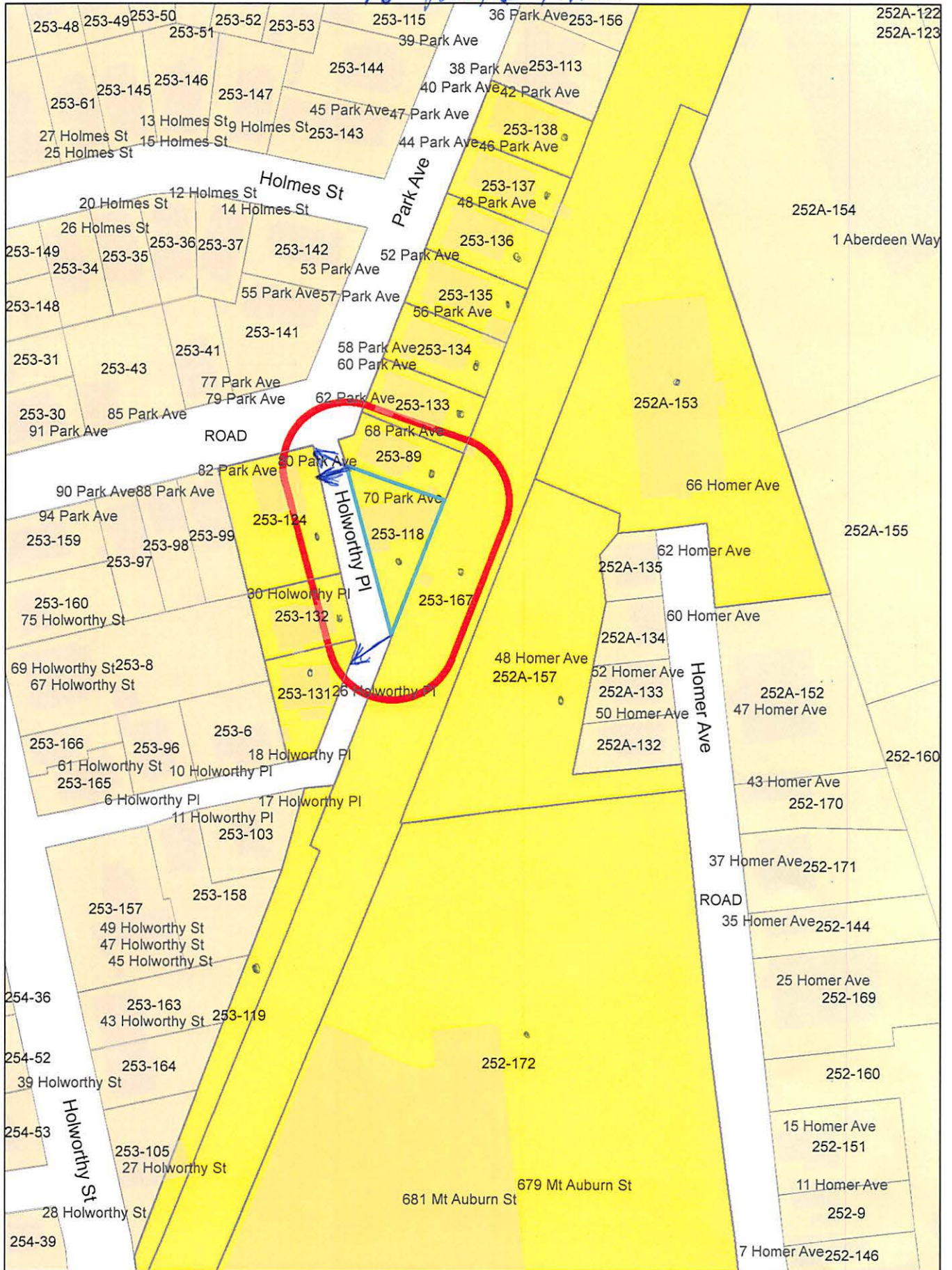
C BRACKET DETAIL
 SCALE: 1" = 1'-0"

A NEW REAR ENTRY ELEVATION WITH CANOPY
 SCALE: 1" = 1'-0"

Renovations to
Carpenter/Winch Residences
 70 Park Avenue
 Cambridge, MA

DRAWING: REAR ENTRY CANOPY	
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JOB NO: 2018.03	
DATE: 12.16.19	

70 Park Ave



253-119
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

253-119
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

Retention
253-118
WINCH, JESSE F. & CYNTHIA CARPENTER
70 PARK AVE
CAMBRIDGE, MA 02138

253-133
PIZZUTO, THOMAS M., EDWARD A. PIZZUTO &
STEPHEN P. PIZZUTO
C/O MARTOCCHIA REALTORS
633 TRAPELO ROAD SUITE 202
WALTHAM, MA 02452

253-136
JONES, ANDREW B., ANNE M. WELCH &
JOAN S. WELCH
48-50 PARK AVE
CAMBRIDGE, MA 02138-4514

MARK STEVENS, AIA
19 BERYL STREET
BOSTON, MA 02131

253-135
SULLIVAN, MARK J.
54 PARK AVE,
CAMBRIDGE, MA 02138-4514

253-131
TAO, KAI
TRUSTEE OF THE TAO FAMILY REALTY TRUST
44 MAPLE ST
BELMONT, MA 02478

252A-153
HOMER APARTMENTS LIMITED PARTNERSHIP
39 BRIGHTON AVE
ALLSTON, MA 02134-2301

252A-153
HOMER APARTMENTS LIMITED PARTNERSHIPS
C/O THE HAMILTON COMPANY INC
39 BRIGHTON AVE
ALLSTON, MA 02135

253-89
KUMAR, RAMESH &
NATASHA KUMAR WARIKOO
68 PARK AVE
CAMBRIDGE, MA 02138

252A-157
EQUITY ONE LLC, ATTN: CONTROLLER
410 PARK AVE. SUITE 1220
NEW YORK, NY 10022

253-124
IANELLI, JOSEPH J. & NINA ROSE IANELLI
80 PARK AVE
CAMBRIDGE, MA 02138-4514

252A-153
JAFRI, MOHAMMED H. & HYOSEON SHIM
66 HOMER AVE., UNIT #307
CAMBRIDGE, MA 02139

252A-153
HOFSTETTER, GARY,
TR. OF 66-406 HOMER AVENUE REALTY TRUST
39 BRIGHTON AVE
ALLSTON, MA 02134

253-132
WAHAB, ADAM J. &
KATARZYNA M. PIOTROWSKA
30 HOLWORTHY PL., #1
CAMBRIDGE, MA 02138

253-138
OWENS, JR., EDWARD O. & ELLA SZE OWENS
42 PARK AVE
CAMBRIDGE, MA 02138

253-138
OWENS, MATTHEW B. &
EDWARD O. OWENS JR.
405 CONCORD AVE
P.O. BOX 85
BELMONT, MA 02478

253-137
MILLER, ERIN J. & CHRISTOPHER C. MILLER
44 PARK AVE., #44
CAMBRIDGE, MA 02138

253-137
KIRCHNER, LEON
C/O BROUDE & HOCHBERG, LLP
75 FEDERAL STREET
BOSTON, MA 02110

252-172
EQUITY ONE LLC,
C/O EQUITY ONE, INC
1275 POWERS FERRY RD. SUITE 100
MARIETTA, GA 30067

253-132
CAMPBELL, JOHN E. & JENNIFER L. CRAFT
30 HOLWORTHY PL., #2
CAMBRIDGE, MA 02138

253-167
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAT ST
BOSTON, MA 02114

253-134
TOLLES, CHRISTOPHER & VICTORIA TOLLES
56 PARK AVE
CAMBRIDGE, MA 02138